



Real Estate News You Can Use

Brought to you free by Brett Roderman

404-229-7600

br@brettroderman.com

Could a Pre-Fab Home Be for You?

If you're exploring alternatives to traditional housing, prefabricated (or "pre-fab") homes might catch your eye. Built in sections off-site and assembled on the owners' properties, pre-fab homes have grown in popularity thanks to their affordability, sustainability and fast construction. But is a pre-fab home right for you?

A pre-fab home is constructed in a factory, either as individual panels or complete modules, before being transported to its final location. Some, like manufactured homes, are on chassis and are therefore your classic mobile homes, while others, such as modular homes, are permanently on foundations, looking and feeling like any other house.

One of the biggest draws is cost. Pre-fab homes are typically cheaper than traditional houses. They're also faster to build, making them an appealing option if you're looking to move in quickly.

Pre-fab homes are often designed with energy efficiency and sustainability in mind, reducing both waste and utility bills. Customization is another perk: modern pre-fab homes offer many options, from layouts to finishes, allowing you to create a space that really reflects your style.

However, pre-fab homes aren't without their challenges. Financing can be tricky, especially for homes not built on permanent foundations.

Zoning laws and utility hookups may also limit where you can build. Additionally, while construction costs are lower, up-front expenses for land, utilities and assembly can add up.

Interested in finding out more about pre-fab homes? Drop me a line today and we can discuss whether it's right for you.

Organization Sends Love Letters to Strangers Around the World

When Hannah Brencher was struck down by crippling loneliness after moving to New York, little did she know that her coping mechanism would become an international movement spreading joy across the world.

As an outlet to release her emotional tension and fight back against the stress and depression the move had brought on, Brencher began writing love letters and leaving them around the city for strangers to find. She'd leave them in grocery stores, on the subway and in other public places for anyone to pick up, spreading little bits of joy to those individuals lucky enough to happen across them. Their impact was genuine and meaningful to many of the people who found them: one recipient described riding on the subway, having just discovered her mother had cancer, looking to the side, and finding a letter full of the positivity she needed to carry on.

Four hundred letters and a plethora of grateful recipients later, it was clear this was becoming bigger than Brencher had ever imagined, and thus, The World Needs More Love Letters was born. Taking requests for handwritten letters to be sent around the world, Brencher's organization has sent thousands of them to 50 different countries, bringing words of encouragement to those deserving of the love. Recipients range from family members who deserve appreciation, friends in need of a lift, children in hospitals braving their treatment and more. Through their recent Campus Cursive program, the organization has also sent love letters to more than a hundred college campuses. Truly inspiring as we approach Valentine's Day.

Famous quotes on love

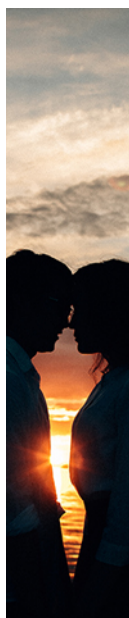
In honor of Valentine's Day, here are some quotes about love:

We are most alive when we are in love.
John Updike

One is loved because one is loved. No reason is needed for loving.
Paulo Coelho

This is a good sign, having a broken heart. It means we have tried for something.
Elizabeth Gilbert

Being deeply loved by someone gives you strength, while loving someone deeply gives you courage.
Lao Tzu





How to Celebrate Random Acts of Kindness Week

February 17 is International Random Acts of Kindness Day, and for the whole week, people are encouraged to celebrate kindness and reap the scientifically proven positive effects that come from being kind to others.

If you'd like to get involved but need some inspiration for how you can be kind this week, here are a few ideas to get you started.

Do a favor or run an errand for a friend. If you have some free time on your hands but know someone who's overwhelmed with their own commitments, offer to give them a helping hand and lighten their load.

Surprise someone with a gift. Gifts don't just have to be for birthdays or Christmas. Think of the joy you feel when your loved ones are opening the perfect presents, then imagine how much better it feels when they weren't even expecting those gifts in the first place.

Volunteer at a soup kitchen. Helping those members of society most in need is not only rewarding: you can walk away knowing that you've made a positive change for people that may not be used to acts of kindness.

Give a compliment to a total stranger. It's nice to hear compliments, and not everyone is used to hearing them, let alone from strangers. One little compliment could completely change someone's day for the better, so give it a try.

Give thanks to the people close to you. It's easy to forget how much we need the people we love and how much they do for us every day. Take time out to actively appreciate and thank your loved ones for helping you be the person you are today.

Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbors and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

Goopy Brownies

This chocolate brownie recipe is perfectly gooey, loaded with melty chunks of chocolate and sprinkled with flaky salt.

Yields 9

1/2 cup unsweetened cocoa
1 cup sugar
1/2 cup melted butter
1 tablespoon oil
2 large eggs
1 teaspoon vanilla
1/2 cup flour
1/4 tsp salt (omit if using salted butter)

Preheat oven to 350°F.

Grease 8x8 square pan and set aside.

Combine melted butter, oil, cocoa and sugar in medium bowl. Stir until sugar is dissolved.

Add eggs one at a time, then add vanilla and stir until well combined.

Stir in flour and salt until fully combined. Do not overmix.

Spread in pan. Bake for 20-22 minutes or until the center is slightly set.

Cool completely. Cut into 9 squares.



What Are Tenants in Common?

"Tenants in common" is one of several ways to take title to a property when more than one person is to be on the title. It is a legal arrangement between two or more people, each with an ownership interest in a property.

Even though the percentage of ownership can be different between owners, title taken as tenants in common gives each tenant an undivided and equal use of the property.

When title is taken in this manner, each tenant can separately bequeath his ownership to anyone at any time. If a tenant in common dies, that ownership interest automatically becomes an asset of that tenant's estate.

In order for the property to be sold, there must be a consensus to do so from all tenants on the title. When it's sold, each tenant in common will walk away with a share that is equal to his or her percentage of ownership interest.

7 Tips for Improving Your Home's Air Quality

The air you breathe at home can have a huge impact on your health and well-being. But improving indoor air quality doesn't have to be complicated; small changes can make a big difference. Here are some simple and effective steps to freshen up your home's air.

Get an air purifier. Air purifiers are a great way to remove allergens, pollutants and odors from your home. They can also trap fine particles like pollen, pet dander and dust mites.

Open your windows. Ventilation is key to reducing indoor air pollution. Open windows for at least 10-15 minutes daily to let fresh air circulate, even in colder months. Stack ventilation, which involves opening windows on different floors of your home, works best.

Control humidity levels. Excess humidity can encourage mold and mildew growth, which harms air quality. Keep indoor humidity levels between 30-50% using a dehumidifier or air conditioner. In winter, use a hygrometer to monitor levels and consider a humidifier to avoid overly dry air.

Clean regularly. Dust, pet hair and other debris accumulate quickly. Vacuum floors and upholstery weekly, and don't forget to wipe down surfaces and wash bedding often to keep allergens at bay.

Ventilate while cooking. Cooking can release harmful particles and gases. Use a range hood or open windows while preparing meals to improve air circulation and reduce buildup of pollutants.

Go green. Certain houseplants, like peace lilies and snake plants, may help improve air quality by filtering toxins. Just be sure to avoid overwatering them, as soggy soil can attract mold.

Change your candles. Although they smell lovely, certain kinds of candles can leave toxic fumes lingering in the house. Try to use beeswax or plant-based wax candles, as opposed to the mass-produced, cheaply made synthetic or paraffin ones.

Do you need to clear the air? Call or email me today and I'll gladly give you some tips and best practices.



Quick Quiz

For an answer, email me at br@brettroderman.com or call 404-229-7600.

Who did everything Fred Astaire did but backwards and in high heels?

Worth Reading

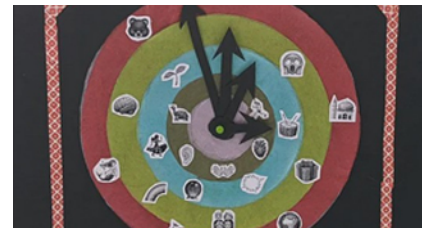


Human Brains May Be Getting Bigger

Diana Kwon

Scientific American

Are our brains growing larger, and could this be why dementia rates are falling? Some groundbreaking insights from the Framingham Heart Study have revealed a link between the size of the human brain and its resilience to dementia. Diana Kwon at *Scientific American* discusses the ways in which education, health and even environmental factors might be shaping our brains and our futures. More: <https://tinyurl.com/worth0225a>



This Clock Doesn't Tell the Time ... Can It Tell Me How to Spend It?

Zahra Davidson

Medium

During the stillness of the 2020 lockdown, Zahra Davidson used the time to reflect deeply on how to spend her days and what truly mattered. She crafted a symbolic clock, assigning meaning to daily, weekly, monthly and annual goals inspired by life's most precious moments. Her approach to time management in this way helped create a fresh perspective on aligning her priorities with her values. More: <https://tinyurl.com/worth0225b>

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Brett Roderman
American Home Source, LLC
 2897 North Druid Hills Road Suite 400
 Atlanta Georgia 30329



Inside Your Newsletter:

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- How to Celebrate Random Acts of Kindness Week
- 7 Tips for Improving Your Home's Air Quality

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Sudoku instructions: Complete the 9 × 9 grid so that each row, each column and each of the nine 3 × 3 boxes contains the digits 1 through 9. Contact us for the solution!

Wondering What's Happening in Your Neighborhood?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home. Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply giving my office a call at 404-229-7600 to set up a time to connect.

Contact me today:

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 br@brettroderman.com
 www.BrettRoderman.com